

PLAN COMMISSION

November 5, 1997

Members Present: Bryan Winter, Lyle Foster, Bill Smith, Carl Cepon, Krysti Kovarik, and Chairman Rudny

Members Absent: Steve Kaplan

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; Barbara Swanson, Village Attorney; and Bud Reed, Village Engineer

1. Meeting was called to order by Chairman Rudny at 7:30 P.M.

Chairman Rudny welcomed the new Plan Commission member, Bryan Winter and also recognized and thanked Dan Robison, who recently resigned from the Plan Commission, for his many years of service.

2. a. Mr. Cepon moved, seconded by Mr. Foster, to approve the minutes of July 2, 1997, as presented.

Roll Call Vote:

Ayes: Winter, Foster, Cepon and Kovarik
Nays: None
Abstain: Smith, Rudny
Motion Carried: 4-0-2
Absent: Kaplan

- b. Mr. Foster moved, seconded by Mr. Smith, to approve the minutes of October 15, 1997, as presented.

Roll Call Vote:

Ayes: Foster, Smith, Cepon and Kovarik
Nays: None
Abstain: Winter, Rudny
Motion Carried: 4-0-2
Absent: Kaplan

3. **Final Plat: Lidstrom's Resubdivision of Lots 4 & 5 in Block 42**

The subject property is located at the southeast corner of Greenleaf and Kenwood and is zoned R-3. The proposed resubdivision would redistribute land area from one lot to the other. Both lots meet the development standards of the R-3 district.

Tracy Velkover added that there are currently two lots and the property owner is looking to redistribute area from Lot 1 to Lot 2. There is a creek that runs through the eastern part of lot 2, also some flood plain area, and the property owner is trying to even up the actual buildable lot area. The petitioner has requested waiver of curb and gutter and sidewalks. Engineering is recommending requiring the fee in lieu of sidewalks. The petitioner is also requesting that the fee in lieu of storm water detention be paid for each lot at building permit. Typically those fees are required to be paid at the recordation of the final plat. Engineering is recommending that these fees be paid at the time the final plat is recorded.

Chairman Rudny asked if the petitioner was present and also read a letter from some of the neighbors of Kenwood Avenue. Their concerns were that any existing covenants and restrictions be maintained and, due to the location of these lots, the neighbors are requiring that the petitioner make landscape improvements. Chairman Rudny stated that it had been brought to his attention that the property is zoned straight R-3. The Village typically does not get involved with covenants and restrictions, that is something that can be put on by the landowner and apparently there are not any covenants and restrictions on the land. As far as the landscape improvements, all the Village can control are building code violations and if there is something in particular that is affecting the neighborhood, the neighbors could get together with Mr. Lidstrom to talk with him about their concerns.

Derek Lidstrom replied that in regard to the lots on the street, they could use some grass seed spread out on them. In regards to landscaping in the neighborhood next to the lots, they had already put in a berm with trees and mulch and improved the area along the creek. Storm sewers were put in last summer and work was done in regard to grading and growing grass. Mr. Lidstrom said he was sensitive to the needs of the neighborhood and if the neighbors were interested in other landscaping they were welcome to come and talk with him.

Bob Olson, 4008 Kenwood, expressed concern about who would be maintaining the area along the bike path.

Chairman Rudny answered that this was an easement so that would be the landowner's responsibility. Chairman Rudny asked Tracy Velkover if that would be correct.

Tracy replied that the bike path is in a public right-of-way and that the Village would maintain that area.

Mr. Foster added that he felt there were a couple of issues with the resubdivision. In addition to the maintenance of the bicycle right-of-way, whose responsibility would it be to maintain the easement area along the creek which is fairly substantial. The second issue was that representation was made to the neighbors that there were in fact covenants and restrictions in terms of the properties on that block. The general concern was that if properties were sold in a piece meal fashion, that those same covenants would be

maintained by any subsequent purchasers. However, now the property owner is indicating that no such covenants exist. In lieu of the fact that the petitioner is asking that there be a waiver of sidewalk, curb and gutter requirements because of the location of those lots and the fact that they have been vacant for a long period of time, neighbors are asking if there could be any kind of landscaping that could be agreed to because the petitioner would not have to pay for curb and gutter.

Derek Lidstrom reminded Chairman Rudny that his mother, who is the owner of this property, generously donated a 10,000 sq. ft. piece of land last year on Kenwood Street which became part of the nature conservation area and should be taken into account in this matter.

Chairman Rudny asked if any of the six lots were built on at this point.

Derek Lidstrom answered that all of them were built on except lots 1 and 2.

Mr. Foster added that there have been meetings with Village officials and with the petitioner concerning the improvements to the right-of-way. Mr. Foster said that the cul-de-sac has long been an area that the block would like to see improved at least at a minimal standard and this seemed like the opportunity to get some parkway trees which were never put on the block. Because the petitioner is asking for a waiver of curb, gutter and sidewalk, this might be an opportunity to require some kind of landscape enhancement.

Chairman Rudny asked if Mr. Foster were suggesting landscaping on just the two lots or in other locations as well.

Mr. Foster felt that the area around the cul-de-sac is also where people would like to see some kind of improvement.

Bud Reed added that the staff could work with Mr. Lidstrom and come up with a landscape plan that would be agreeable.

Carl Cepon asked if it was correct that there were no sidewalks in the rest of the subdivision.

Chairman Rudny answered that was correct.

Tracy Velkover wanted to clarify that engineering is recommending that the property owner pay a fee in lieu of the sidewalks.

Derek Lidstrom added that all they were trying to do at this point is shift the building so that these lots can entertain houses which are consistent with the other houses in the neighborhood which are in the \$400,000 price range.

Mr. Smith moved, seconded by Mr. Foster, to forward a favorable recommendation to the Village Board on the proposed resubdivision subject to: a fee be paid in lieu of sidewalk; and, staff working with the petitioner to provide some landscape improvements to the area.

Roll Call Vote:

Ayes:	Winter, Foster, Smith, Kovarik and Rudny
Nays:	Cepon
Abstain:	None
Motion Carried:	5-1-0
Absent:	Kaplan

4. **Public Hearing: Grand Associates, L.L. C. Petition to Amend the terms of the Grand-Hunt Planned Unit Development Agreement**

The subject property is located south of Grand Avenue and west of Hunt Club Road. The property is zoned C/B-2 PUD and is part of the Grand-Hunt Planned Unit Development. The petitioner is requesting to amend the Grand-Hunt PUD to allow a developable outlot north of The Home Depot and other modifications to the established development standards. Proposed is an 8,000 sq. ft. building.

Tracy Velkover added that this piece of property is in the Grand-Hunt PUD and the Grand-Hunt PUD was set up with a specific limit on the total number of developable outlots; that limit was five. There was also a limit put on the number that could develop along either Hunt Club or Grand Avenue; that number was three. Currently there are five outlots that are developed in the Grand-Hunt center. Three are along Grand Avenue. The petitioner is requesting to amend the Grand-Hunt center PUD agreement to allow a sixth developable outlot in the PUD and to also allow a fourth one to develop along Grand Avenue. The petitioner is here to present his plans.

David Shaw, attorney representing the petitioner, stated that what they propose to do is create an additional outlot on which an 8,000 sq. ft. multi-tenant retail building would reside. This particular outlot, which is about 9/10ths of one acre, is a portion of the four acres that was added to the Grand-Hunt PUD subsequent to the original outlot restrictions being placed in the original ordinance. Thus, there is additional ground to consider in terms of evaluating the impact or the desirability of an additional outlot at this location.

Chairman Rudny asked what the justification is for the change from the original PUD plan.

Lee Winter, Development Manager for the petitioner, stated that this particular building will probably have a little more architectural detailing. The type of tenant will be in the order of some type of office, an upscale hair salon, and an optician's office. That would be the limitation since the building is only 8,000 sq. ft. As to the justification for the building, when The Home Depot was created, an additional four acres was conveyed to

the Grand-Hunt PUD. An 8,000 sq. ft. building, in comparison to the entire size of that project, is not anything that would be overwhelming and is keeping with the overall structure of a normal size development in a suburban community.

David Shaw also added that approximately 180,000 sq. ft. was added to the development which might be some justification for the additional outlot which is relatively small. As with any PUD you have to evaluate the overall impact, both visually and economically. The proposal may add some substantial revenue in relation to the impact the building will have on the development and on the Village.

Bryan Winter inquired as to the location of the additional four acre acquisition.

Chairman Rudny stated it was his understanding that it would be approximately the western third of the property.

Lee Winter replied the outlot represented a little less than 25%. It was about 42,000 sq. feet, a little under an acre.

Chairman Rudny explained to Mr. Winter that it was about 1/3 of the property and it runs all the way south thru Home Depot. This particular parcel would be just the western 1/3 of the property brought into the PUD. Chairman Rudny asked the petitioners to address the additional potential development in the main shopping center.

David Shaw replied there was an additional building that could be constructed and it is also about 8,000 sq. ft. The reason the developers chose to concentrate on the outlot was because the in-line building presents some very significant problems in terms of its layout and in terms of construction requirements. It is a very expensive and awkward piece to build. If the outlot development is approved and they then wanted to pursue the development of the on-line building, they would have to come back to the Plan Commission and request a variation because there would not be adequate parking at that point.

Chairman Rudny stated there was a request about six months ago by Home Depot for some outdoor sales area that was approved. The approval was contingent upon additional parking being built on the proposed outlot.

Lee Winter replied the parcel was sold to Home Depot and they have waived that requirement, so their intention is not to pursue the outdoor sales area.

Bill Smith stated he had a problem with developing the outlot for two reasons. The first is that when the Grand-Hunt PUD was laid out, there were several Plan Commission members that would have liked to see four outlots instead of five; to have more green area. Five outlots were approved as a potential compromise. The second reason is the potential of creating a parking shortage if this is approved and the in-line building becomes a reality.

Bryan Winter inquired what the total amount of acreage for Grand-Hunt Center was when initially it was approved at four outlots. Would this be a four percent increase.

Jon Wildenberg stated that the commercial portion of the Grand-Hunt PUD is approximately 57 acres.

Chairman Rudny pointed out that the four acres that was added on, most of that was developed into the Home Depot facility and the parking for Home Depot and there was only a third of an acre that was actually added to the parcel that is being discussed. He also agrees with Mr. Smith that the Plan Commission is trying to generate an attractive appearance along Grand Avenue with some detention areas and some green areas and not have building after building after building. It appears that something is trying to be squeezed in here especially since they have additional developable retail space in this center and they will need this area for parking.

Bryan Winter asked if the presenters had any other reason as to why they feel the Plan Commission should revisit this particular issue.

Lee Winter replied no other than the general economic impact. This is basically a request to modify what had been previously approved. It is felt that it could generate additional income not only for the developer but for the Village as well with a minimal amount of impact both visually and from a traffic aspect.

Mr. Foster stated that most people recognize that the Grand Avenue corridor is extremely important. The visual appeal is critical and further development of this parcel with additional outlots would do an injustice.

Mr. Smith moved, seconded by Ms. Kovarik, to forward an unfavorable recommendation to the Village Board on the petition of Grand Associates, L.L.C. to amend the Grand-Hunt PUD Agreement to allow a developable outlot north of The Home Depot.

Roll Call Vote:

Ayes:	Winter, Foster, Smith, Cepon, Kovarik, and Rudny
Nays:	None
Abstain:	None
Motion Carried:	6-0
Absent:	Kaplan

5. **Public Hearing: Bass Pro Shop Outdoor World Petition for a Special Use Permit to allow amendments to their signage program and the establishment and operation of an outdoor eating area accessory to the Bass Pro store**

The subject property is located in the Gurnee Mills Shopping Center. The petitioner is requesting approval of a Special Use Permit to allow the establishment and operation of

an outdoor eating area accessory to the Bass Pro store and a Special Use Permit to allow revisions to their signage program. The proposed outdoor dining area seats 72. The signage amendment requested would reduce the total amount of signage for the Bass Pro store, and redistribute some of the signage from mounted ground/pond signs to wall signs.

Marc Walk, consultant for the Mills Corporation, and Project and Construction Manager for the Bass Pro Building, stated he is requesting two Special Use permits. One being for project signage and the second for an outdoor seating area adjacent to the food service area of Bass Pro Shop. This project has gone thru a major evolution; the design of the interior, the layout, and the special features that have been put into Bass Pro Shop. The idea for the signage is to create a unique high quality signage package that blends with the architectural elements of the building. Most of the signs being represented are externally illuminated, sand-blasted and painted redwood. This signage complements, completes, unifies and enhances the overall appearance of the building. The original special use standards allowed 1476 sq. ft. of signs. What Bass Pro Shop is proposing is a total signage package of 1,325 sq. ft. which adds up to a net reduction of approximately 150 sq. ft. of signage.

Bass Pro's existing Special Use Permit allows 4 wall signs of 900 sq. ft., 2 pond signs of 500 sq. ft. and 3 ring road monument signs of 80 sq. ft.

They are requesting approval to amend the Special Use Permit to allow a total of 1,325 sq. ft. of signage in the following manner: 10 wall signs a total of 1,200 sq. ft. and 1 double-sided monument sign on the ring road of 80 sq. ft. per face.

Mr. Walk stated that Bass Pro is proposing to eliminate the pond signs and 2 of the ring road monument signs. He stated that in addition, Bass Pro is requesting to eliminate the approved pennants and install three 40 sq. ft. flags (US, State of Illinois and Bass Pro) instead. The flags would be mounted in the same location as the approved pennants. The US flag would be on a 22 foot high pole and the State of Illinois and Bass Pro flags would be on 18 foot high poles.

Attached is a detailed description of the additional wall signs requested for approval, as well as the proposed new ring road monument sign. Almost all of the new wall signs identify brand names offered at the Bass Pro Shop.

Tracy Velkover stated that the existing special use permit allows the installation of 3 solid color pennants of 16 sq. ft. per face on 20 foot high poles.

Mr. Walk stated that the outdoor eating area consists of approximately 1,500 sq. ft. and makes up approximately 1% of the total Bass Pro store. The eating area is proposed under the canopy of the building that is currently under construction. A stone knee-wall, to match the existing stone in the building, and screened storefronts are proposed in order to screen-in the porch area.

Entry to and exit from the outdoor eating area will be from inside the Bass Pro building. Emergency doors from the eating area will be provided per code requirement. A stereo system will be used in the outdoor dining area. A volume control will be provided so that adjustments can be made if complaints are received.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board to allow revisions to the Bass Pro shop signage program.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Rudny
Nays: None
Abstain: None
Motion Carried: 6-0-0
Absent: Kaplan

Mr. Cepon moved, seconded by Mr. Foster, to forward a favorable recommendation to the Village Board for approval of a Special Use Permit to allow the establishment and operation of an outdoor eating area accessory to the Bass Pro store.

Roll Call Vote:

Ayes: Winter, Foster, Smith, Cepon, Kovarik and Rudny
Nays: None
Abstain: None
Motion Carried: 6-0-0
Absent: Kaplan

The meeting was adjourned at 9:10 P.M.

Submitted by,

Cindy Batz, Secretary
Plan Commission